

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**August 19, 2014**

**7:00**

**CALL TO ORDER:** G. Fogarty called the meeting to order at 7:00.

**Present:** G. Fogarty, R. Amato R. Savalle, V. Smith, G. Walter, J. Gadbois Alt., R. LaBonte, E. Natoli Alt., R. Serra (SECCOG Planner)

**Absent:** J. Duncan, E. Wenzel Alt.

**Guests** See File Copy

**PUBLIC HEARING:** None

**PETITIONERS:** None

**PUBLIC COMMENT-**None

**Introduction of Liz Burdick, ZEO/WEO**

Liz introduced herself and gave out ZEO Report. She stated she may change the report for future meetings. She informed the members of her hours and what her job consists of. She stated she interprets and enforces the zoning and wetlands regulations. L. Burdick reviews all zoning permits coming into the building department.

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):**

1. **Approve July 15, 2014 Regular Meeting Minutes  
M/S/C (Smith/LaBonte) to approve the July 15, 2014  
Regular Meeting Minutes as presented. Vote: Approved  
Unanimously**
2. **Approve July 22, 2014 Regular Meeting Minutes  
M/S/C (Smith/Amato) to approve July 22, 2014 Regular  
Meeting Minutes as amended.**

Remove R. Amato as present and list him as absent.

**Vote: Approved. In favor- G. Fogarty, R. Savalle, V. Smith, Opposed-None. Abstaining- R. LaBonte, R. Amato, G. Walter**

## **OLD BUSINESS**

### **1. Review and Discuss Possible Language for the Following Regulations:**

#### **a. revise regulations to allow construction of houses smaller than the current 1,000 sq. ft. minimum**

R. Serra gave background for the proposed smaller minimum square footage on floor area which would allow for more housing choice. He stated that in many towns 1000 sq. ft. is a typical minimum for houses.

Some of the advantages are that it would possibly be a less expensive way to own a home, it would allow for an easier home to care for, and costs associated with a smaller home would be more affordable. A smaller house might be attractive to young people and senior citizens. Some of the concerns were ascetics, concerns about what constitutes a basement, and the lack of interest in people looking for this type of housing in Salem.

It was noted that housing sizes are coming down over the last few years.

The Commission stated the lot sizes would not be changed.

G. Fogarty informed the members that she checked with S. Byrne on adding language to the regulations which would explain or show the intent of the Commission when they make changes. His advice was to write something with an explanation of the intent and make it part of the minutes of the meeting.

#### **b. consider adding an option to P&Z regulations allowing an owner to add an accessory apartment to an existing building.**

The Commission discussed allowing accessory apartments, which would remove the requirement that only family members can live in and to allow for a separate access to the accessory apartment. Some of the positive aspects of changing the regulation would be to allow for homeowners to supplement their income or part of their mortgage by renting out a portion of their house as long as it meets the requirements of the regulations. Members had concerns about a homeowner having to leave the area and what the

consequences to the renter in the accessory apartment would be.

- c. **amendment of regulation requiring two family houses to be located on parcels at least twice the minimum lot size of a single family unit in RU-A and RU-B zones**

The members discussed reducing the lot size for two family homes. They stated there still needed to be enough room to satisfy the Net Buildable Area (NBA) and language should be added to the proposed change. R. Serra stated that many towns do not require a lot to be twice the size if a two family home is to be constructed.

**NEW BUSINESS:** None

**ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:** Submitted (see file copy)

1. **Town Planner Report-No Report**

**CORRESPONDENCE:** None

**PLUS/DELTAS:** The Commission discussed the positive and negative aspects of the meeting.

**ADJOURNMENT:**

**M/S/C (LaBonte/Walter) to adjourn at 8:37 PM. Vote: Approved Unanimously.**

Respectfully Submitted,  
Sue Spang  
Recording Secretary